

011.A

0001

0119.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

326,400 / 326,400

USE VALUE:

326,400 / 326,400

ASSESSED:

326,400 / 326,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

**OWNERSHIP**

Unit #: 119

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	326,400			326,400		
							148717
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0119.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	Building Number 1.															
Sty Ht: 5 - 5 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																
Foundation: 1 - Concrete		OthrFix:	Rating:																		
Frame: 2 - Steel		<b>RESIDENTIAL GRID</b>																			
Prime Wall: 8 - Brick Veneer		1st Res Grid   Desc: Line 1   # Units: 1																			
Sec Wall: %		Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Roof Struct: 4 - Flat		A Kits:	Rating:	Other																	
Roof Cover: 4 - Tar & Gravel		Frl:	Rating:	Upper																	
Color: BRICK		WSFlue:	Rating:	Lvl 2																	
View / Desir: N - NONE		Lvl 1																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				Lower													
Grade: C - Average		CONDO INFORMATION				Totals				RMs: 3	BRs: 1	Baths: 1	HB								
Year Blt: 1971	Eff Yr Blt:	Location: R - Rear		Floor: 1 - 1st Floor	% Own: 0.903699994	REMODELING				RES BREAKDOWN											
Alt LUC:	Alt %:	Total Units:		Name: 16 - 6031		Exterior:	No Unit	RMS	BRS	FL											
Jurisdct:	Fact: .					Interior:	1	3	1	0											
Const Mod:						Additions:															
Lump Sum Adj:						Kitchen:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Baths:													
Avg Ht/FL: STD		Phys Cond: AV - Average	28. %	Plumbing:																	
Prim Int Wall: 2 - Plaster		Functional:		Electric:																	
Sec Int Wall: %		Economic:		Heating:																	
Partition: T - Typical		Special:		General:																	
Prim Floors: 4 - Carpet		Override:																			
Sec Floors: %		Total: 28.8 %																			
Bsmnt Flr:		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
Subfloor:		Basic \$ / SQ: 320.00		Rate	Parcel ID	Typ	Date	No Unit RMS BRS FL													
Bsmnt Gar:		Size Adj.: 1.33798885						1	3	1	0										
Electric: 3 - Typical		Const Adj.: 1.00909925																			
Insulation: 2 - Typical		Adj \$ / SQ: 432.052																			
Int vs Ext: S		Other Features: 32751																			
Heat Fuel: 3 - Electric		Grade Factor: 1.00																			
Heat Type: 6 - Elec Base/B		NBHD Inf: 1.34000003																			
# Heat Sys: 1		NBHD Mod:																			
% Heated: 100	% AC: 100	LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO	Adj Total: 458414																			
% Com Wall	% Sprinkled:	Depreciation: 132023		Juris. Factor:		Before Depr:	578.95														
		Deprecated Total: 326391		Special Features: 0		Val/Su Net:	455.87														
				Final Total: 326400		Val/Su SzAd:	455.87														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 011.A-0001-0119.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									



**RESIDENTIAL GRID**

Building Number 1.

1st Res Grid | Desc: Line 1 | # Units: 1

FY LR DR D K FR RR BR FB HB L O

Other  
Upper  
Lvl 2  
Lvl 1  
Lower

Totals | RMs: 3 | BRs: 1 | Baths: 1 | HB

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	3	1	0
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
<b>Totals</b>				
	1	3	1	

**RES BREAKDOWN**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	716	432.050	309,349						
Net Sketched Area: 716   Total: 309,349										
Size Ad	716	Gross Are	716	FinArea	716					

**IMAGE**

**AssessPro Patriot Properties, Inc**

